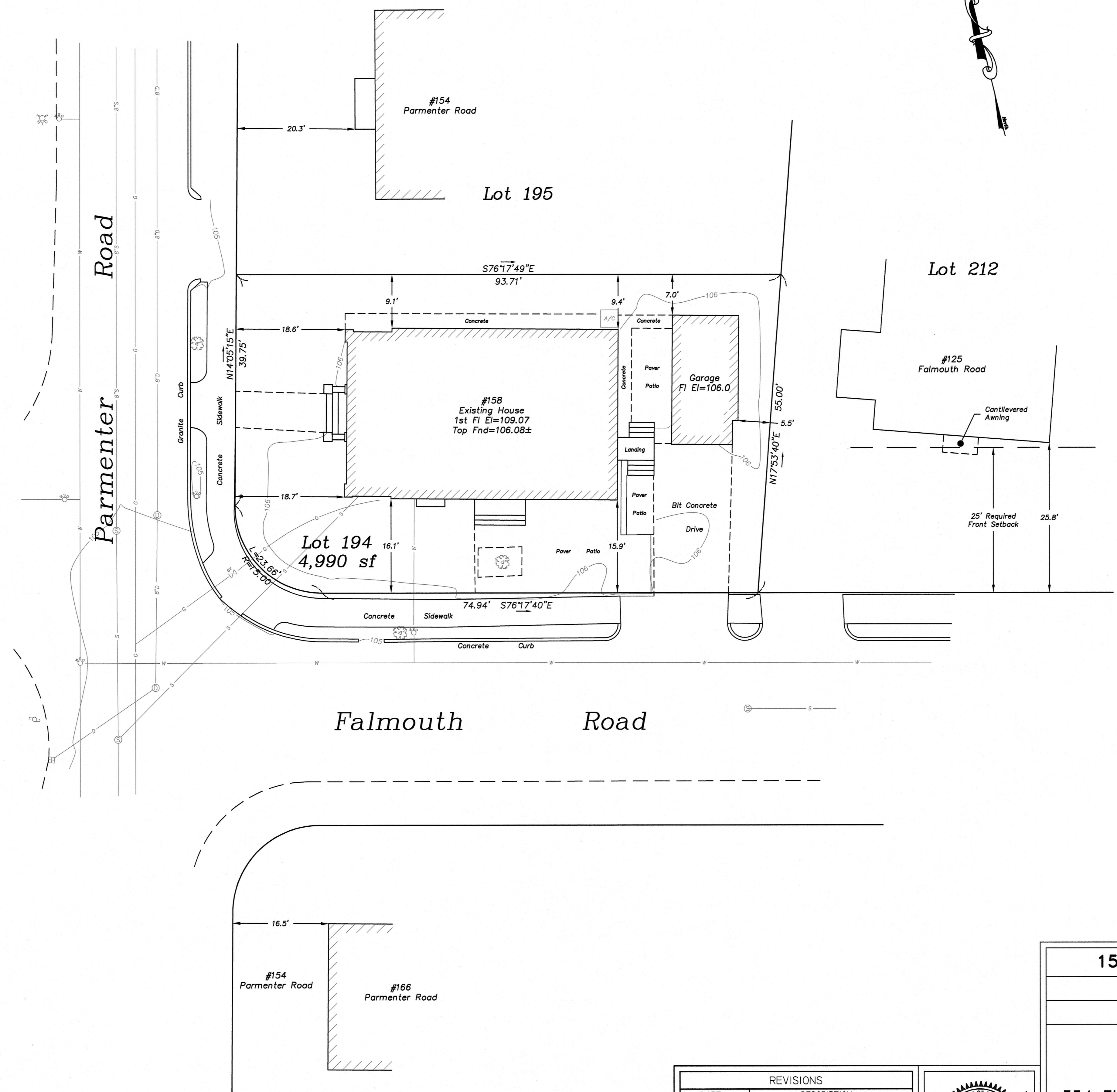
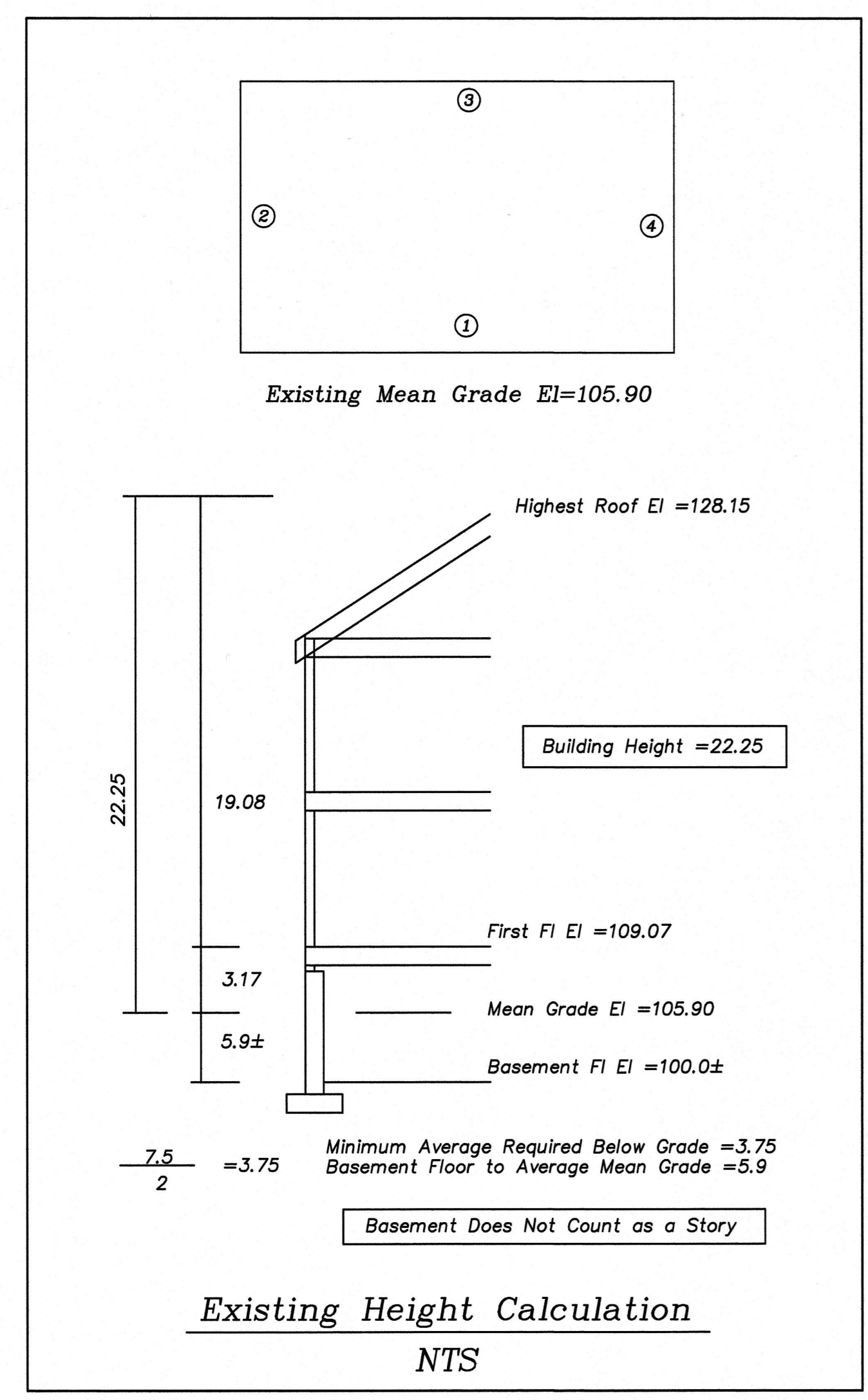


- Notes:
- The utilities shown are from field locations and available plans of record and may or may not be correct. Contractor is to contact Dig Safe and all local utility companies as required and field verify all locations prior to any excavation.
  - Upon City of Newton Special Permit/Variance approval the Applicant will need to apply for a separate Building Permit with Inspectional Services and Engineer Division review.
  - In association with the proposed addition, and after City of Newton Engineering Division review, it may be determined that the Applicant install an on-site drainage system that meets City of Newton requirements. If required, the applicant must contact the Engineer of record to schedule soil testing and design.
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  - The utilities shown are from field locations and available plans of utility companies and may or may not be correct. Contractor is to contact Dig Safe, all local utility companies and field verify all locations as required prior to any excavation.
  - An erosion control barrier shall be in place prior to any construction and all materials must be contained on site.
  - No excavation is allowed within any City right of way between November 15th and April 15th. If an emergency exists or there are extenuating circumstances, Applicant may seek permission for such work from the City DPW Commissioner via City Engineer. If permission is granted, special construction standards will be applied. Applicant or Applicant's representative must contact the City Engineering Department prior to start of work for clarification.
  - As of January 1, 2009, all trench excavation contractors shall comply with M.G.L. Chapter 82A, Trench Excavation Safety Requirements, to protect the general public from unauthorized access to unattended trenches. Trench Excavation Permit required. This applies to all trenches on public and private property.
  - Any tree removed from site must comply with City of Newton Tree Ordinance.
  - An erosion control barrier shall be in place prior to any construction and all materials must be contained on site.



Zoning District: SR-3  
Old Lot Status

Note: Existing zoning district information and lot status is based on information obtained from the City of Newton on-line data base and property deeds and plans obtained from Middlesex South District Registry of Deeds. Final zoning district and lot status to be determined by the City of Newton Inspectional Services

Allowed/Required  
Lot Coverage=30.0%  
Open Space=50.0%

Existing  
Lot Coverage=32.40%  
Open Space=59.11%

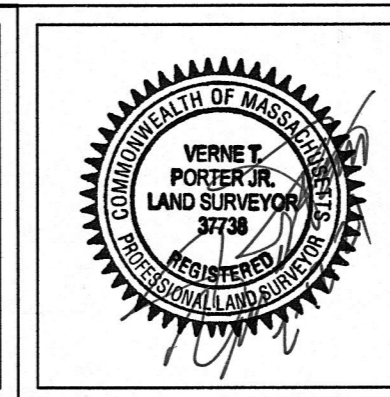
Existing Impervious Surface=2940±sf

Average Front Setback Calculation  
Parmenter Road (18.4')  
Existing Front Setback #154 Parmenter Rd=20.3'  
Existing Front Setback #166 Parmenter Rd=16.5'  
 $20.3' + 16.5' = 36.8' / 2 = 18.4'$   
Average Front Setback=18.4'

Note: Falmouth Road Front Setback Requirement is 25'  
There is No Average Front Setback For Falmouth Road

Existing utilities shown are from field locations and available plans of record and may or may not be correct. Field verify all locations prior to any excavation.

REVISIONS	
DATE	DESCRIPTION
2-12-21	PLAN UPDATE

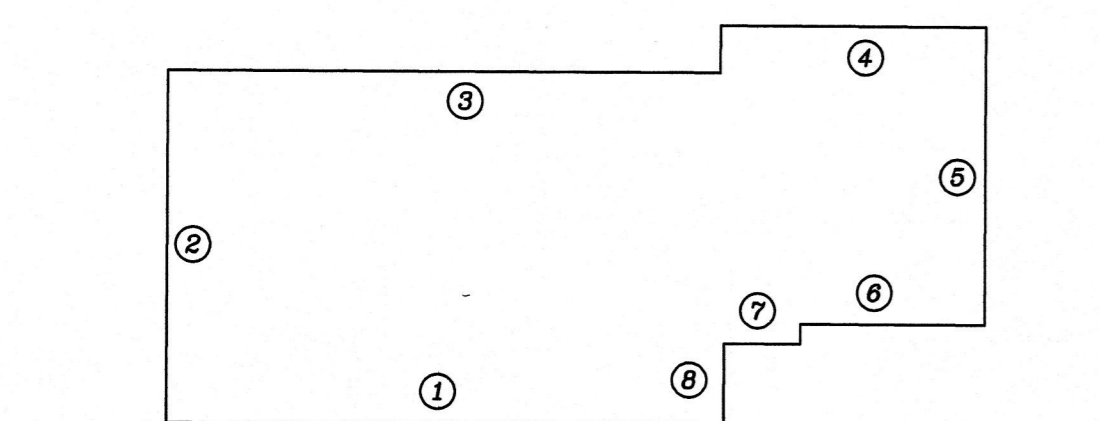
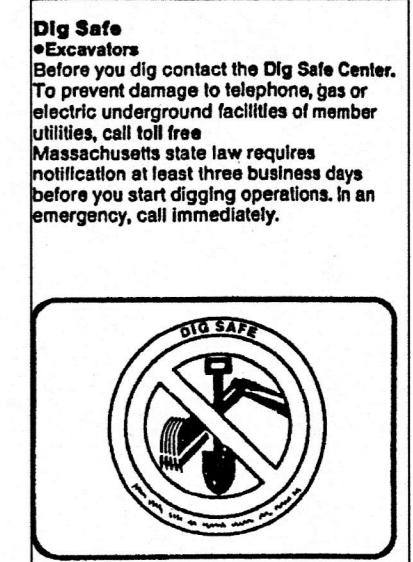


**158 Parmenter Road – Newton, MA**  
Section 34 – Block 47 – Lot 1  
Existing Condition Plan

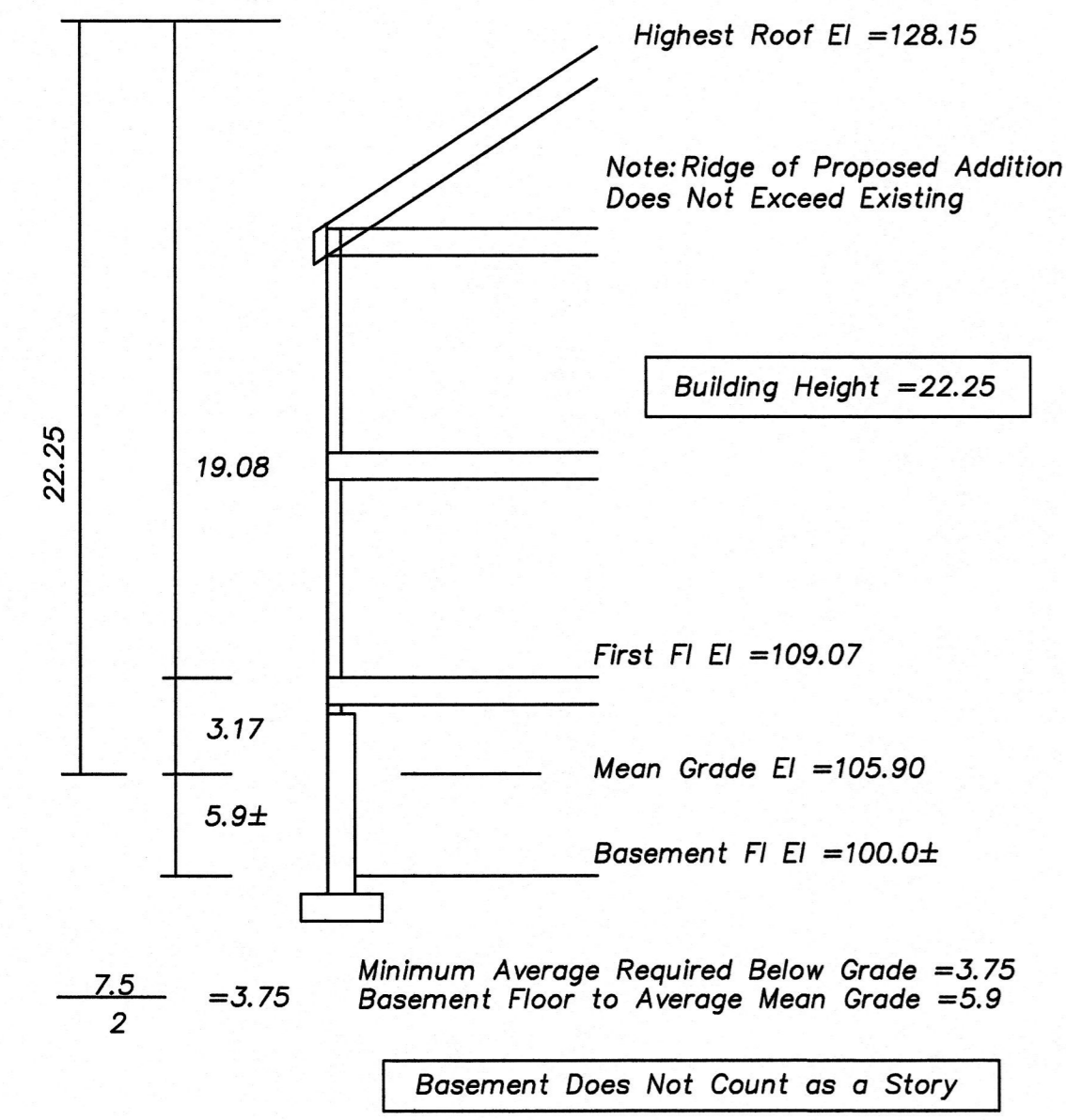
Scale: 1"=10'      June 16, 2020  
VERNE T. PORTER Jr., PLS  
Land Surveyors – Civil Engineers  
354 Elliot Street Newton, Massachusetts 02464

Project: 20004  
Checked By: V. Porter Jr.  
Drawn By: R. Jardine Jr.

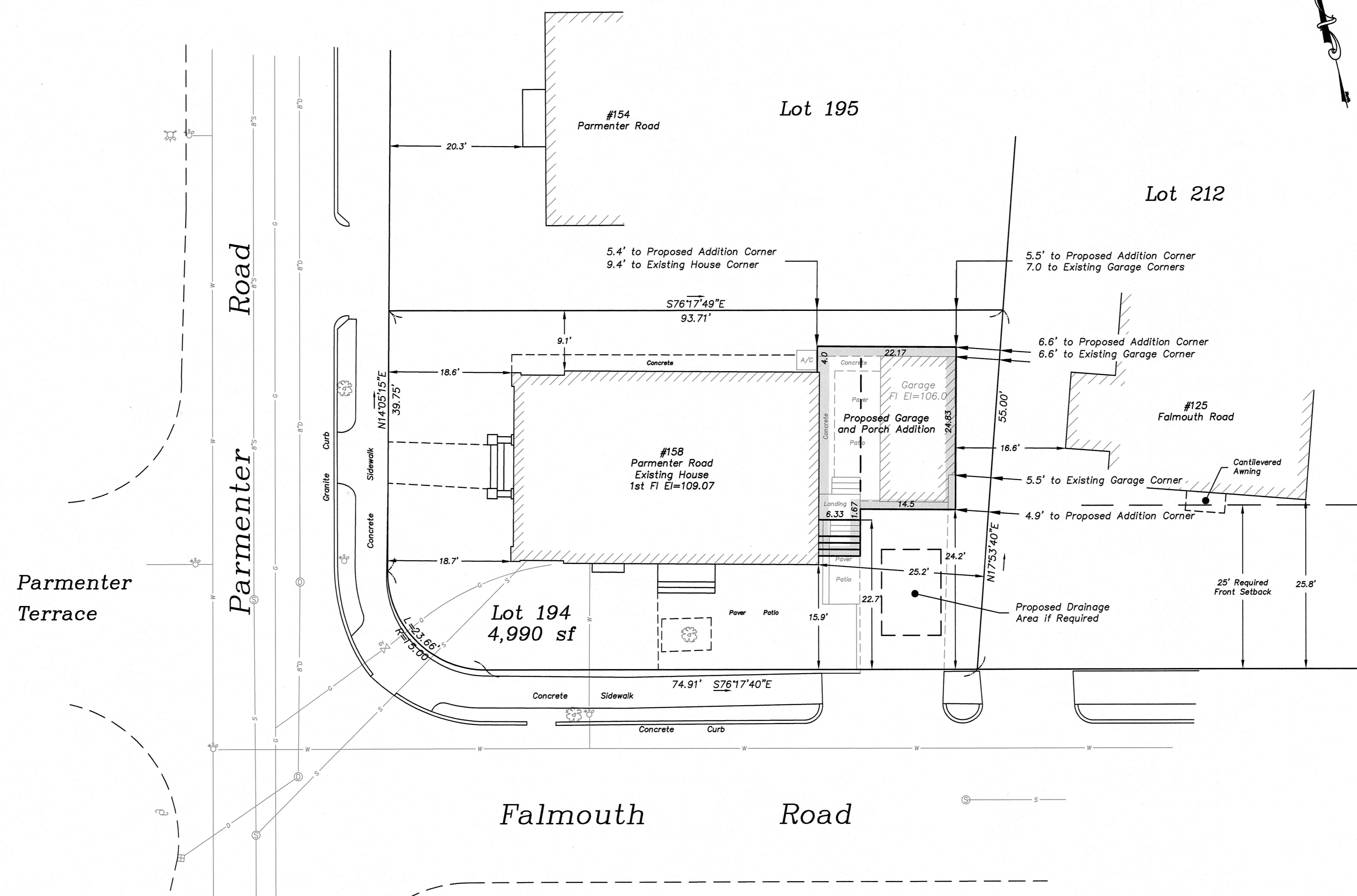
Sheet 1 of 3



Existing/Proposed Mean Grade El=105.90



Existing/Proposed Height Calculation  
NTS



- Notes:
- The utilities shown are from field locations and available plans of record and may or may not be correct. Contractor is to contact Dig Safe and all local utility companies as required and field verify all locations prior to any excavation.
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Zoning District: SR-3  
Old Lot Status

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Allowed/Required  
Lot Coverage=30.0%  
Open Space=50.0%

Existing  
Lot Coverage=32.40%  
Open Space=59.11%

Proposed  
Lot Coverage=38.01%  
Open Space=54.36%

Existing Area of Impervious Surface=2940±sf  
Proposed Area of Impervious Surface=3005±sf  
Increased Area of Impervious Surface=65±sf or 1.3% of Existing Lot Area

Average Front Setback Calculation  
Parmenter Road (18.4')  
Existing Front Setback #154 Parmenter Rd=20.3'  
Existing Front Setback #166 Parmenter Rd=16.5'  
20.3'+16.5'=36.8'/2=18.4'  
Average Front Setback=18.4'

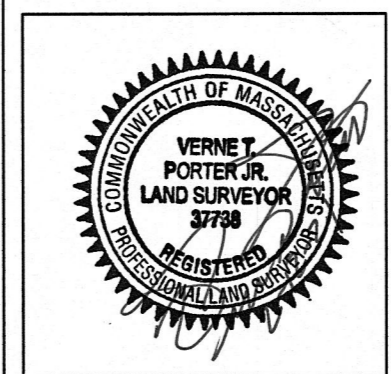
Note: Falmouth Road Front Setback Requirement is 25'  
There is No Average Front Setback on Falmouth Road

Existing utilities shown are from field locations and available plans of record and may or may not be correct. Field verify all locations prior to any excavation.

Zoning	Required	Existing	Proposed
SR-3 Old			
Min. Lot Area	7,000 sf	4,990 sf	
Setbacks			
Front			
Parmenter Rd	*18.4' (Avg)	18.6'	18.6'
Parmenter Road (18.4')		16.0'	16.0'
Falmouth Rd	25.0'	16.0'	16.0'
Side	7.5'	9.1'	5.4'
Rear	15.0'	25.2'	4.9'
	%	%	%
Lot Coverage	30.0%	32.40%	38.01%
Open Space	50.0%	59.11%	54.36%
Bld Height	35'	22.25'	22.25'

\*Average Front Setback Calculation - Parmenter Road  
20.3'+16.5'=36.8'/2=18.4'  
Parmenter Road Average front Setback=18.4'  
-There is No Average Front Setback on Falmouth Road

REVISIONS	
DATE	DESCRIPTION
2-12-21	PLAN UPDATE



**158 Parmenter Road - Newton, MA**  
Section 34 - Block 47 - Lot 1  
**Proposed Addition Plan**

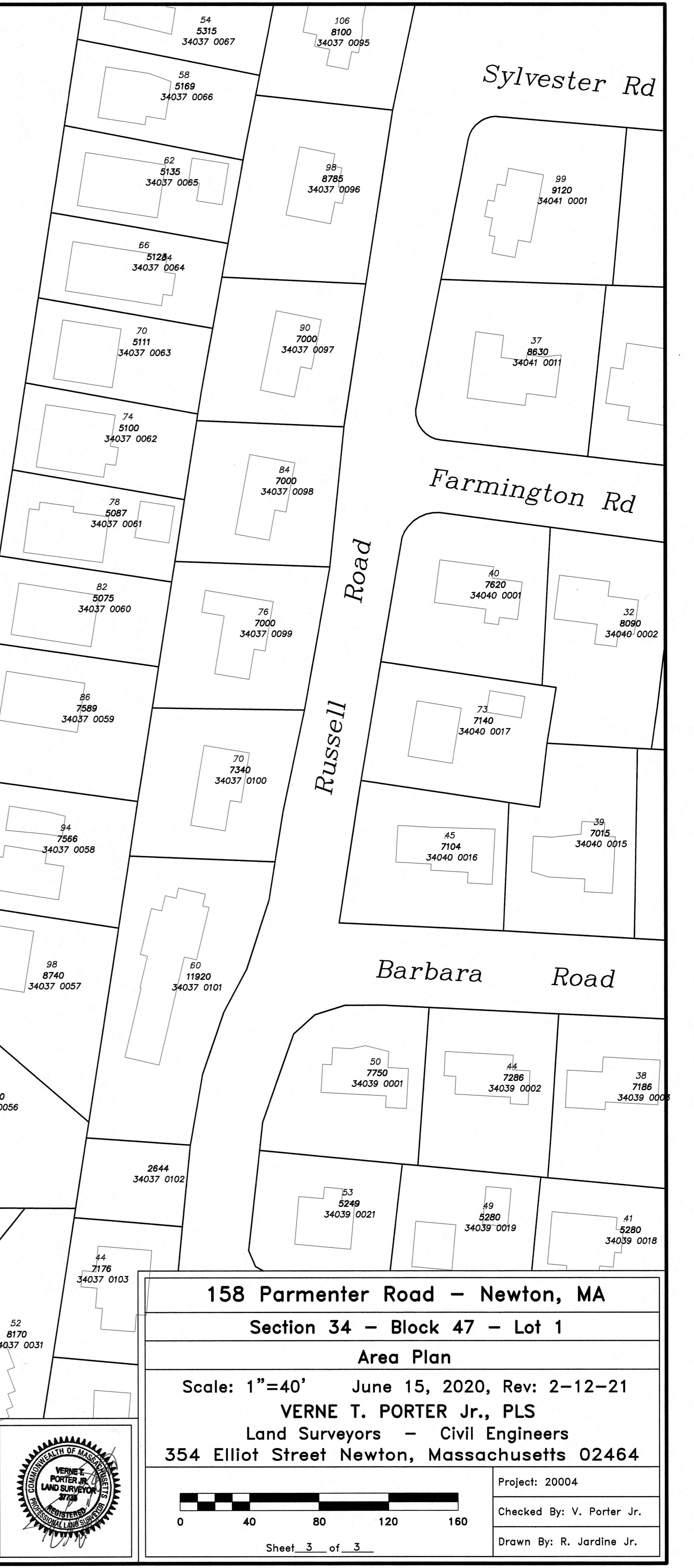
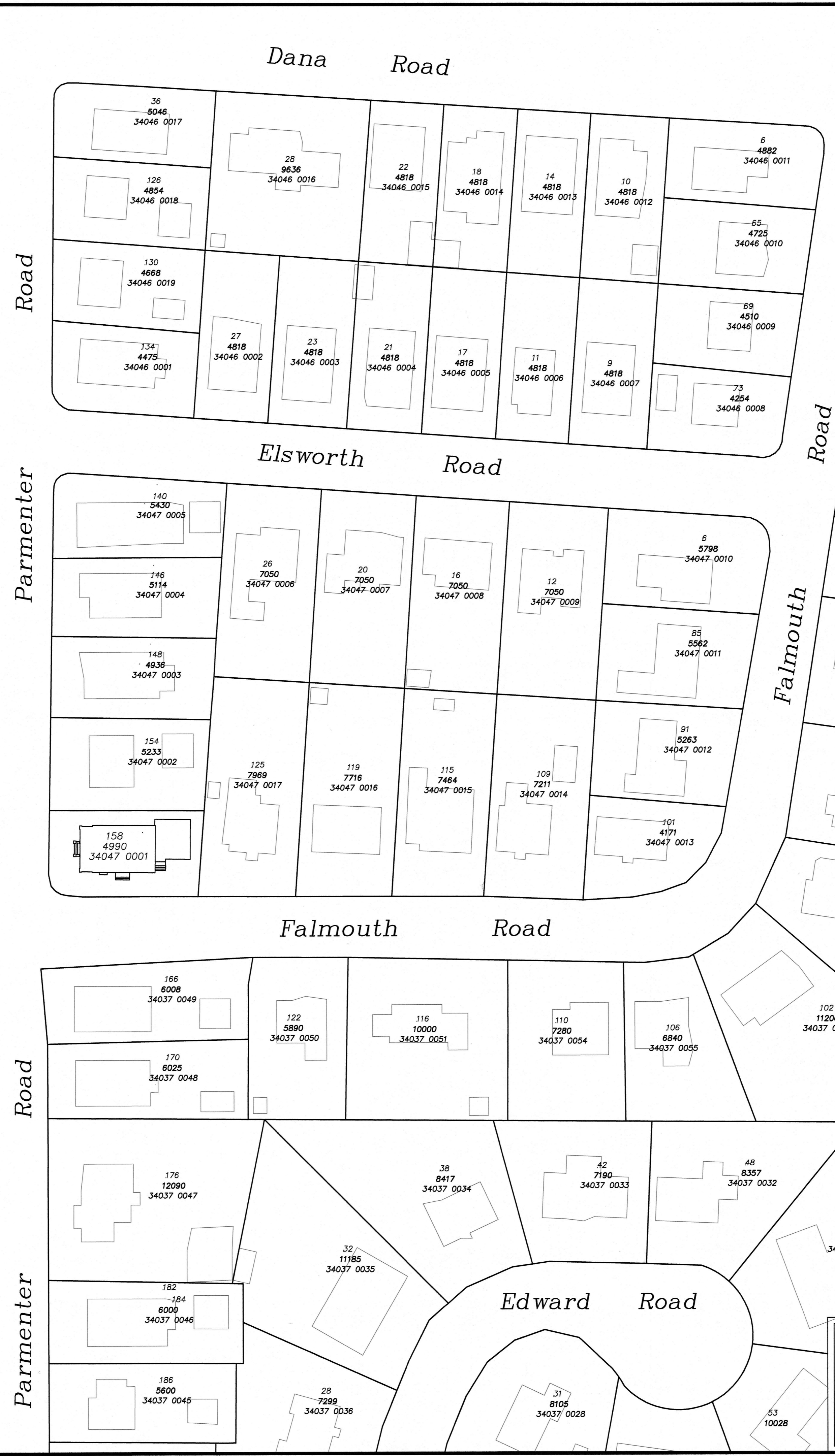
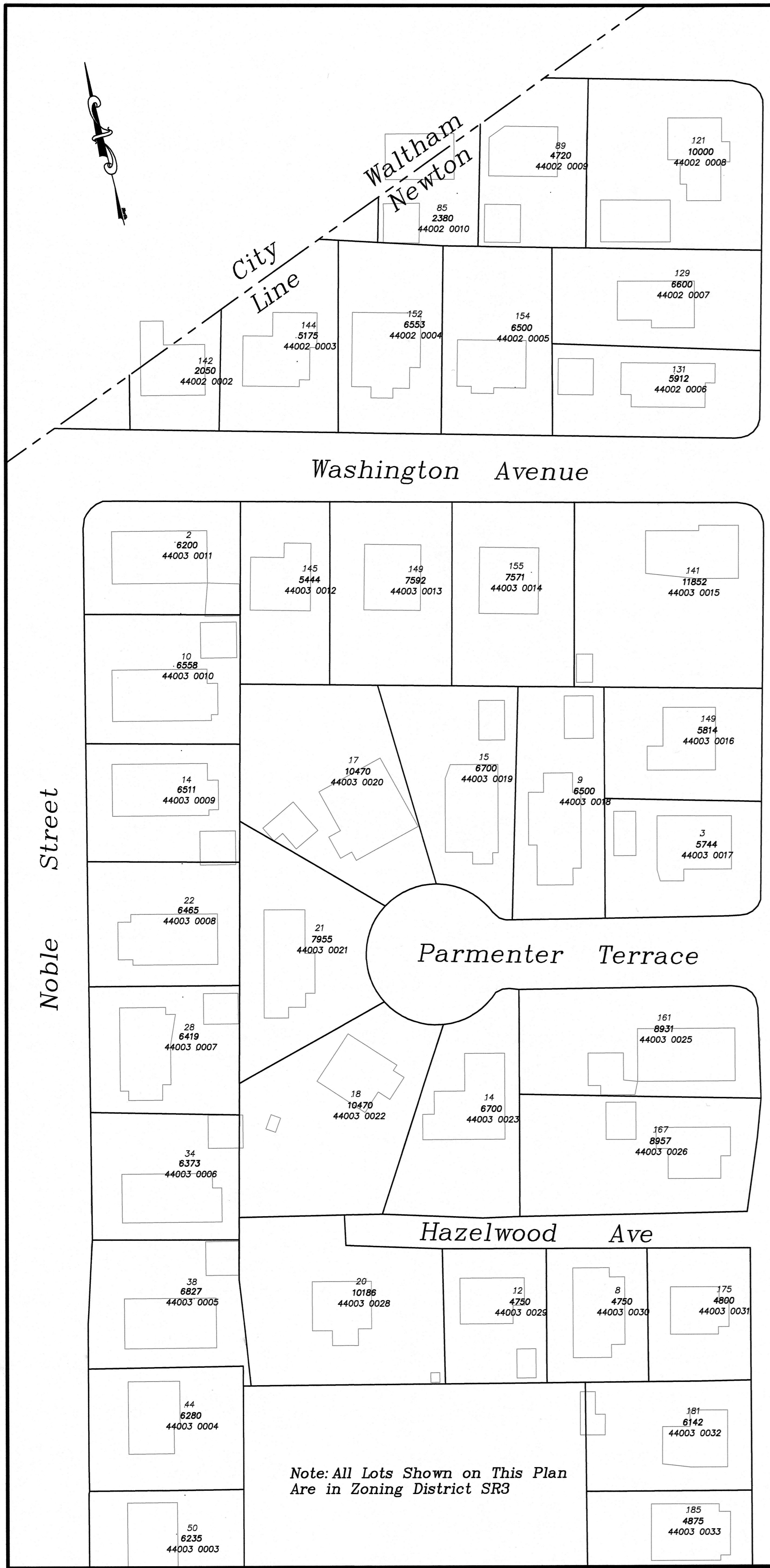
Scale: 1"=10'      June 15, 2020  
**VERNE T. PORTER Jr., PLS**  
Land Surveyors - Civil Engineers  
354 Elliot Street Newton, Massachusetts 02464

Project: 20004  
Checked By: V. Porter Jr.  
Drawn By: R. Jardine Jr.

Sheet 2 of 3



Waltham  
Newton  
City Line



**158 Parmenter Road - Newton, MA**  
**Section 34 - Block 47 - Lot 1**  
**Area Plan**  
 Scale: 1"=40' June 15, 2020, Rev: 2-12-21  
**VERNE T. PORTER Jr., PLS**  
 Land Surveyors - Civil Engineers  
 354 Elliot Street Newton, Massachusetts 02464

Project: 20004  
 Checked By: V. Porter Jr.  
 Drawn By: R. Jardine Jr.

Sheet 3 of 3

